



**COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT**

Tentative Notice of Action

*Promoting the wise use of land
Helping build great communities*

MEETING DATE January 6, 2006 LOCAL EFFECTIVE DATE January 20, 2006 APPROX FINAL EFFECTIVE DATE February 10, 2006	CONTACT/PHONE Kerry Brown, Project Manager 805-781-5713	APPLICANT San Luis Obispo County Superintendent of Schools	FILE NO. DRC2005-00046
SUBJECT A request by San Luis Obispo County Superintendent of Schools for a Minor Use Permit/Coastal Development Permit to allow the replacement of an existing culvert and waterline over Chumash Creek. The culvert and waterline within the bridge has been impacted due to recent winter storms and needs to be replaced. The project will result in the disturbance of approximately 5,000 square feet of an approximately 47 acre parcel. The project is located on the north side of the intersection of Education Drive and Highway 1, approximately 3 miles northwest of the City of San Luis Obispo, in the Estero planning area.			
RECOMMENDED ACTION 1. Adopt the Mitigated Negative Declaration in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq. 2. Approve Minor Use Permit DRC2005-00046 based on the findings listed in Exhibit A and the conditions listed in Exhibit B			
ENVIRONMENTAL DETERMINATION The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Mitigated Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on November 17, 2005 for this project. Mitigation measures are proposed to address biological resources, geology, public services/ utilities and water and are included as conditions of approval.			
LAND USE CATEGORY Public Facilities	COMBINING DESIGNATION Local Coastal Plan, Archaeologically Sensitive, Geologic Study Area, Environmentally Sensitive Habitats, and Streams and Riparian Vegetation	ASSESSOR PARCEL NUMBER 073-211-004	SUPERVISOR DISTRICT(S) 2
PLANNING AREA STANDARDS: None <i>Does the project meet applicable Planning Area Standards: Not applicable</i>			
LAND USE ORDINANCE STANDARDS: None <i>Does the project conform to the Land Use Ordinance Standards: Yes - see discussion</i>			
FINAL ACTION This tentative decision will become the final action on the project, unless the tentative decision is changed as a result of information obtained at the administrative hearing or is appealed to the County Board of Supervisors pursuant Section 23.01.042 of the Coastal Zone Land Use Ordinance; effective on the 10th working day after the receipt of the final action by the California Coastal Commission. The tentative decision will be transferred to the Coastal Commission following the required 14 calendar day local appeal period after the administrative hearing. The applicant is encouraged to call the Central Coast District Office of the Coastal Commission in Santa Cruz at (831) 427-4863 to verify the date of final action. The County will not issue any construction permits prior to the end of the Coastal Commission process.			

EXISTING USES: Administration Buildings, Maintenance and operations facility, school, and temporary administration trailer	
SURROUNDING LAND USE CATEGORIES AND USES: <i>North:</i> Public facilities and Agriculture; school, offices and grazing <i>East:</i> <i>East:</i> Recreation; golf course and regional park <i>South:</i> Public Facility; military and community college <i>West:</i> Agriculture; grazing	
OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Public Works, County Parks, CDF, and the California Coastal Commission	
TOPOGRAPHY: Gently to steeply sloping	VEGETATION: Annual grassland and riparian woodland
PROPOSED SERVICES: Water supply: Community system Sewage Disposal: Community sewage disposal system Fire Protection: County Fire / CDF	ACCEPTANCE DATE: August 1, 2003

PROJECT HISTORY

Two Minor Use Permits have been approved for this site. One for an addition to the existing Administration building was approved October 26, 2001 (D990345P). And one for the removal of an existing 1,053 square foot temporary building and the construction of a new 4,245 square foot administration building and a new parking lot with 45 spaces.

DISCUSSION

The applicant is proposing to replace an existing culvert and waterline over Chumash Creek. The waterline within the bridge has been impacted due recent to winter storms. The waterline crosses Chumash creek via an old earthen crossing that was constructed with two 24-inch corrugated metal pipe culverts and sided by two native stone walls. The walls are mortared stacked stone and do not have any structural steel or footings. The project will include the removal of the existing earth filled causeway and culverts. The waterline serves the Mens Colony, Dairy Creek Golf Course, and the Office of Education offices. The excavation of the soil under its current location to bury the waterline. The existing 6-inch waterline would be intercepted on either side of the crossing, and valves and ductile iron pipe with restrained joints will be installed down through the creek crossing with adequate cover and slurry backfill for protection. The creek bed and banks exposed through the removal of the existing earthen crossing will be restored to a more natural condition.

LAND USE ORDINANCE

Section 23.07.120 - Local Coastal Program

The project site is located within the California Coastal Zone as determined by the California Coastal Act of 1976 and is subject to the provisions of the Local Coastal Plan.

Section 23.07.170 - Environmentally Sensitive Habitats

Section 23.07.174 - Streams and Riparian Vegetation

The project is appealable to the Coastal Commission because the project is proposed development within 100 feet of Chumash and Pennington Creeks (both mapped coastal streams). The existing culvert and waterline both are located over to Chumash Creek. Pipelines are permitted uses within the riparian setback. The purpose of waterline is to provide water suppression capabilities as well as operational water for the Office of Education, Dairy Creek Golf Course, Rancho El Chorro Park, and an adjacent residential unit. Without the project the waterline could rupture and impact these users. This project is necessary to allow the waterline

to be repaired and to continue to serve the users.

A Phase 1 surface survey was conducted (Singer and Associates; 2000), and no evidence of cultural materials was noted on-site, therefore no impacts are anticipated.

COASTAL PLAN POLICIES: This project is in compliance with the Coastal Plan Policies, the most relevant policies are discussed below.

Environmentally Sensitive Habitats (ESHAs):

- Policy 1: Land Uses within or adjacent to Environmentally Sensitive Habitats. *The project is located within 100 feet of an ESHA however pipelines are permitted uses in the setback.*
- Policy 2: Permit requirements. *The applicant has provided a biological report and it has been determined that the project as proposed will not have a significant impact on the sensitive habitat and is consistent with the biological continuance of the habitat.*
- Policy 3: Habitat restoration. *The County will require the restoration of damage habitats as a condition of approval.*
- Policy 20: Coastal Streams and Riparian Vegetation. *The project will not impact the coastal stream and riparian area.*
- Policy 21: Development in or adjacent to a coastal stream. *The proposed project will not degrade the coastal habitat and will be compatible with the continuance of the habitat.*
- Policy 28: Buffer Zone for Riparian Vegetation. *The project is proposed within the 100 foot riparian setback ESHA however pipelines are permitted uses in the setback.*

Does the project meet applicable Coastal Plan Policies: Yes, as conditioned

AGENCY REVIEW:

Public Works – Recommend approval – No concerns.
California Coastal Commission – No response

Staff report prepared by Kerry Brown and reviewed by Matt Janssen.

EXHIBIT A - FINDINGS

Environmental Determination

- A. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Mitigated Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on November 17, 2005 for this project. Mitigation measures are proposed to address biological resources, geology, public services/ utilities and water and are included as conditions of approval.

Minor Use Permit

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because the use is an allowed use and as conditioned is consistent with all of the General Plan policies.
- C. As conditioned, the proposed project or use satisfies/does not satisfy all applicable provisions of Title 23 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the new Administrative building project will not conflict with the surrounding lands and uses.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the project is an allowed use and will not conflict with the surrounding lands and uses.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located on Education Drive (off of Highway 1) a (local) road constructed to a level able to handle any additional traffic associated with the project

Coastal Access

- G. The project site is not located between the first public road and the ocean and is not within an urban reserve line. Public access-ways exist within 11 miles from the site; therefore, the proposed use is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act

Sensitive Resource Area

- H. As conditioned, the development will not create significant adverse effects on the natural features (Coastal Stream) of the site or vicinity that are the basis for the Sensitive

Resource Area designation, and will preserve and protect such features through site design because the project includes measures to restore the habitat.

- I. Natural features and topography have been considered in the design and siting of all proposed physical improvements the proposed project needs to be located within the creek and the proposed project includes measures to enhance the creek.
- J. The proposed clearing of topsoil, trees, is the minimum necessary to achieve safe and convenient access and siting for the project, and will not create significant adverse effects on the identified sensitive resource.
- K. The soil and subsoil conditions are suitable for any proposed excavation and site preparation and drainage improvements have been designed to prevent soil erosion, and sedimentation of streams through undue surface runoff.

Streams and Riparian Vegetation

- L. The proposed project is located within the 100 foot riparian setback, alternative locations and routes were evaluated and determined to be infeasible or more environmentally damaging because the project is to replace an existing waterline and culvert.
- M. Adverse environmental effects have been mitigated to the maximum extent feasible.
- N. The adjustment to the riparian setback is necessary to allow the permitted use (a pipeline) within the setback.
- O. The adjustment is the minimum that would allow for the replacement of the existing waterline and culvert.

EXHIBIT B - CONDITIONS OF APPROVAL

Approved Development

1. This approval authorizes the replacement of an existing culvert and waterline over Chumash Creek. The culvert and waterline within the bridge has been impacted due to winter storms and needs to be replaced.

Conditions required to be completed at the time of application for construction permits

Site Development

2. Plans submitted shall show all development consistent with the approved site plan.

Conditions to be completed prior to issuance of a construction permit

Biological Resources

3. The applicant, shall obtain all necessary permits including ACOE, RWQCB, and CDFG.
4. The applicant shall submit a biological monitoring plan (prepared by a qualified biologist) for review and approval by the Planning and Building Department. The monitoring plan shall include at a minimum:
 1. List of personnel involved in the monitoring activities;
 2. Description of how the monitoring shall occur;
 3. Description of frequency of monitoring (e.g. full-time, part time, spot checking);
 4. Description of monitoring reporting procedures.
 5. Construction crew training regarding environmentally sensitive areas and special status species;
 6. Authority to stop work,
 7. Action to be taken in the event of non-compliance
 8. All biological mitigation measures shall be monitored
5. Construction areas shall be clearly flagged. All construction shall then be limited to within the flagged areas.
6. A dewatering/stream diversion plan shall be prepared (by a qualified biologist) for review and approval by the Planning and Building Department. The plan shall be implemented as approved during construction if dewatering/stream diversion is determined to be necessary.
7. Erosion control measures shall be implemented and maintained during construction. Silt fencing or other barriers (e.g. hay bales) shall be installed around all construction areas. At a minimum, silt fencing shall be checked and maintained on a daily basis throughout the construction period. The contractor shall also apply adequate dust control techniques, such as site watering, during construction.
8. A qualified biologist shall conduct special status plant surveys with potential for occurrence within the coastal scrub habitat during the appropriate blooming periods, to assess the potential for special status plant presence within the boundaries of the proposed project area. If special status plants species are determined to be present and could be impacted, a mitigation plan shall be prepared (by a qualified biologist) for review and approval by the Department of Planning and Building. The plan shall be implemented as approved after construction to mitigated impacts to special status plant species.

9. A letter of permission shall be obtained from the CDFG to relocate southwestern pond turtle, two-striped garter snake, coast (California) horned lizard, silvery legless lizard, and other CSC species if they are observed during construction. If authorized, all wildlife relocation shall be conducted by a qualified biological monitor.
10. **The morning of the day of construction and prior to ground disturbance activities,** a qualified biologist shall survey the project site for special status species. If CSC species are observed, they shall be relocated by a qualified biological monitor if appropriate authorization has been obtained from CDFG. If any federally listed species are observed, all work shall be halted and NMFS and/or USFWS shall be contacted for regulatory guidance.

Conditions to be completed during project construction

11. Minimize all disturbance to the extent feasible.
12. Soil stockpiles shall not be placed in areas that have a potential to experience significant runoff during the rainy season.
13. All project-related spills of hazardous materials within or adjacent to project sites shall be cleaned up immediately. Spill prevention and cleanup materials shall be onsite at all times during construction.
14. The cleaning and refueling of equipment and vehicles shall occur only within a designated staging area. This staging area shall conform to Best Management Practices (BMPs) applicable to attaining zero discharge of stormwater runoff. Cleaning or fueling of equipment shall not occur within the stream channel or adjacent to the stream channel. At a minimum, all equipment and vehicles shall be checked and maintained on a daily basis to ensure proper operation and avoid potential leaks or spills.
15. If possible, construction should occur in the summer months to avoid potential impacts to aquatic species and special status wildlife. Avoid the typical rainy season (October 15 thru April 15).
16. Pets shall not be brought to, nor allowed on, the worksite, to minimize the potential for disturbance to habitats and special-status species.
17. All trash shall be removed from the project site at the end of each workday to avoid attracting wildlife.

Conditions to be completed prior to occupancy or final building inspection /establishment of the use

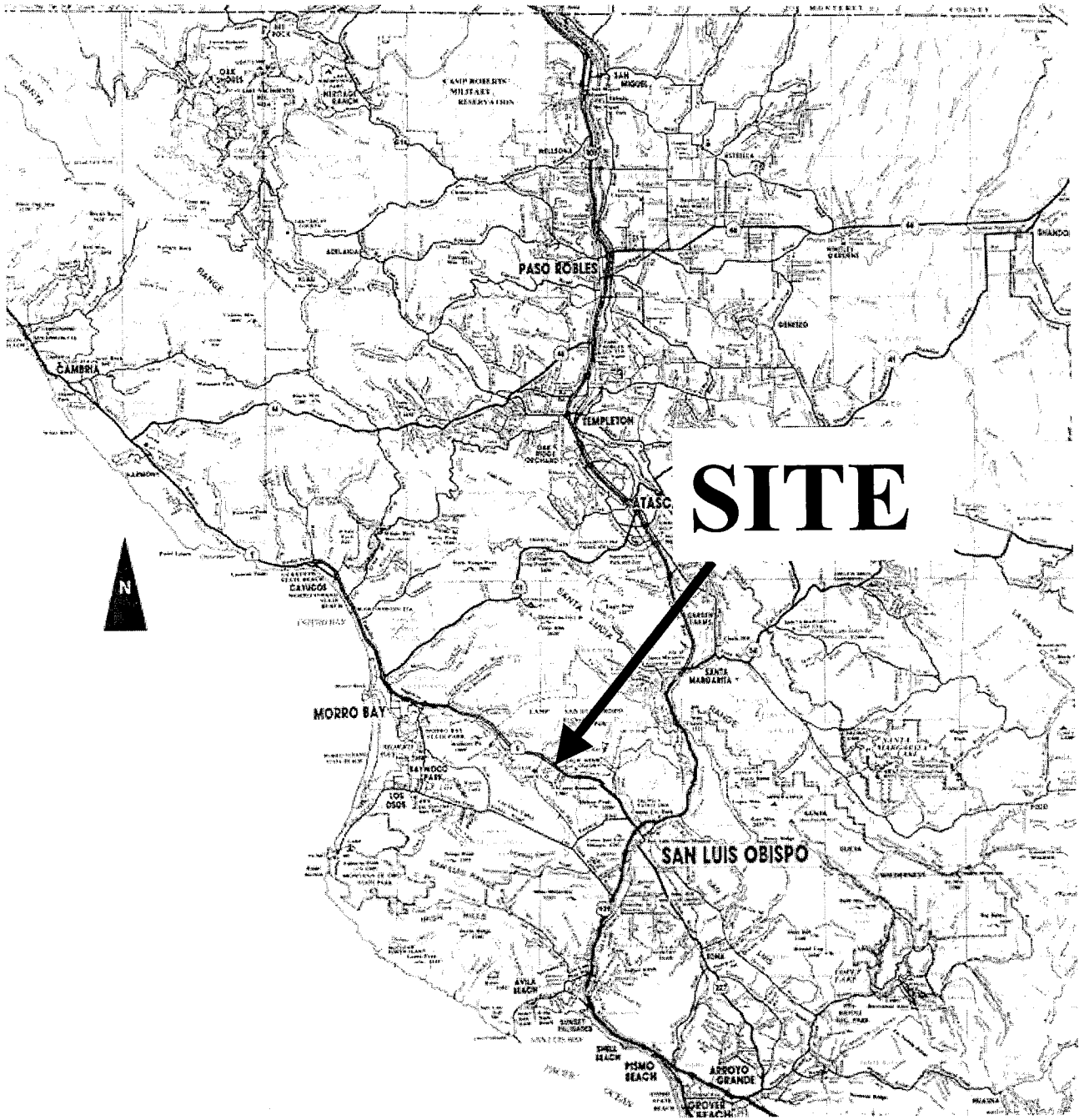
18. Landscaping in accordance with the approved landscaping plan shall be installed. All landscaping shall be maintained in a viable condition in perpetuity.
19. Prior to final inspection, a monitoring report shall be submitted to the Planning and Building Department for review and approval.
20. After construction, any coastal scrub habitat permanently impacted during construction activities shall be replaced onsite at a 1:1 ratio (one acre replaced for each acre permanently impacted). The amount of coastal scrub impacted shall be quantified by a

qualified biological monitor.

21. A Revegetation Plan shall be implemented for all areas impacted by the project with riparian vegetation (to be completed by a qualified biologist).
22. The applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.

On-going conditions of approval (valid for the life of the project)

23. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 23.02.050 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Land Use Ordinance Section 23.02.042 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.
24. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 23.10.160 of the Land Use Ordinance.



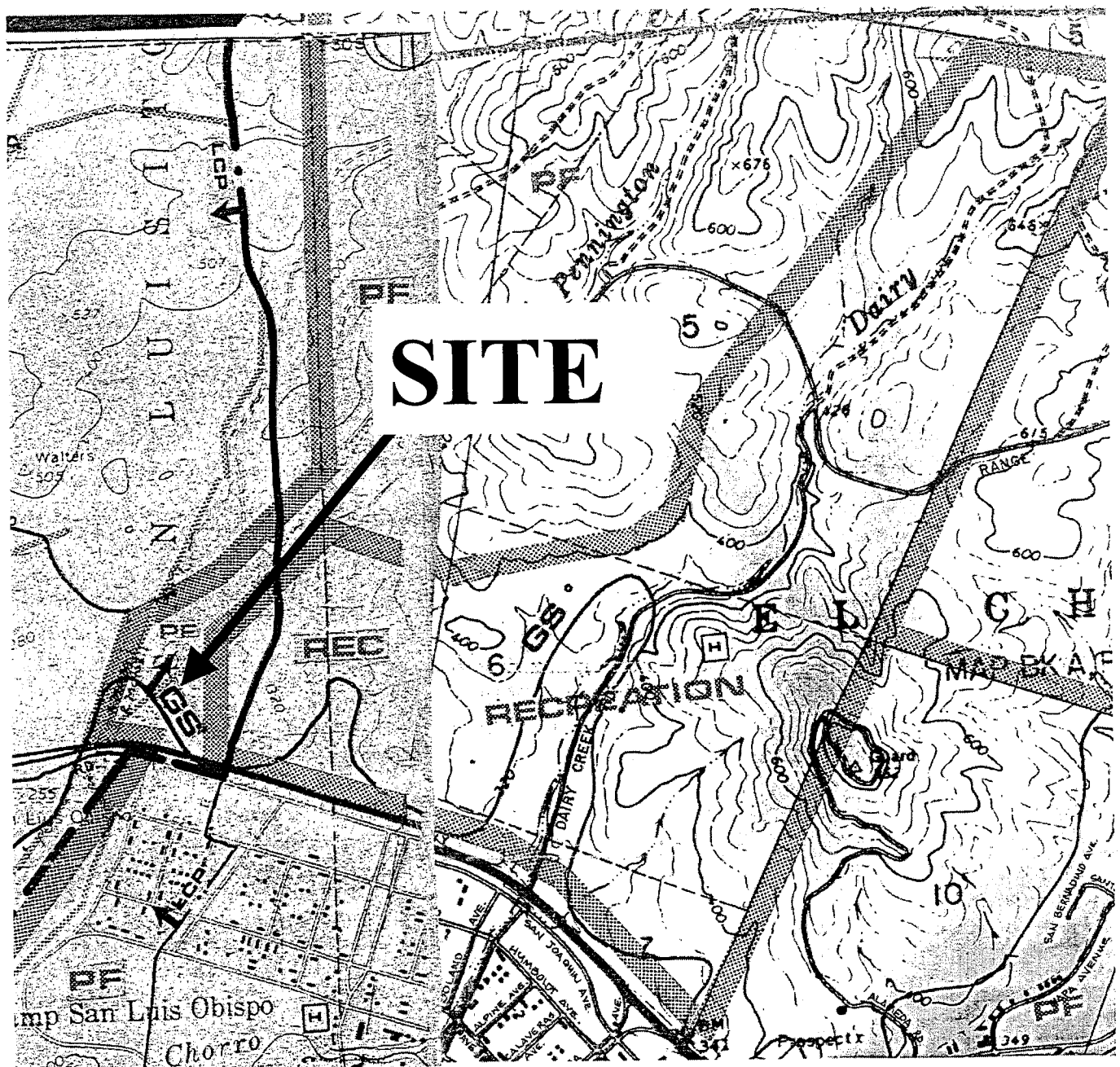
PROJECT

Minor Use Permit
SLO County Schools DRC2005-00046



EXHIBIT

Vicinity Map



PROJECT

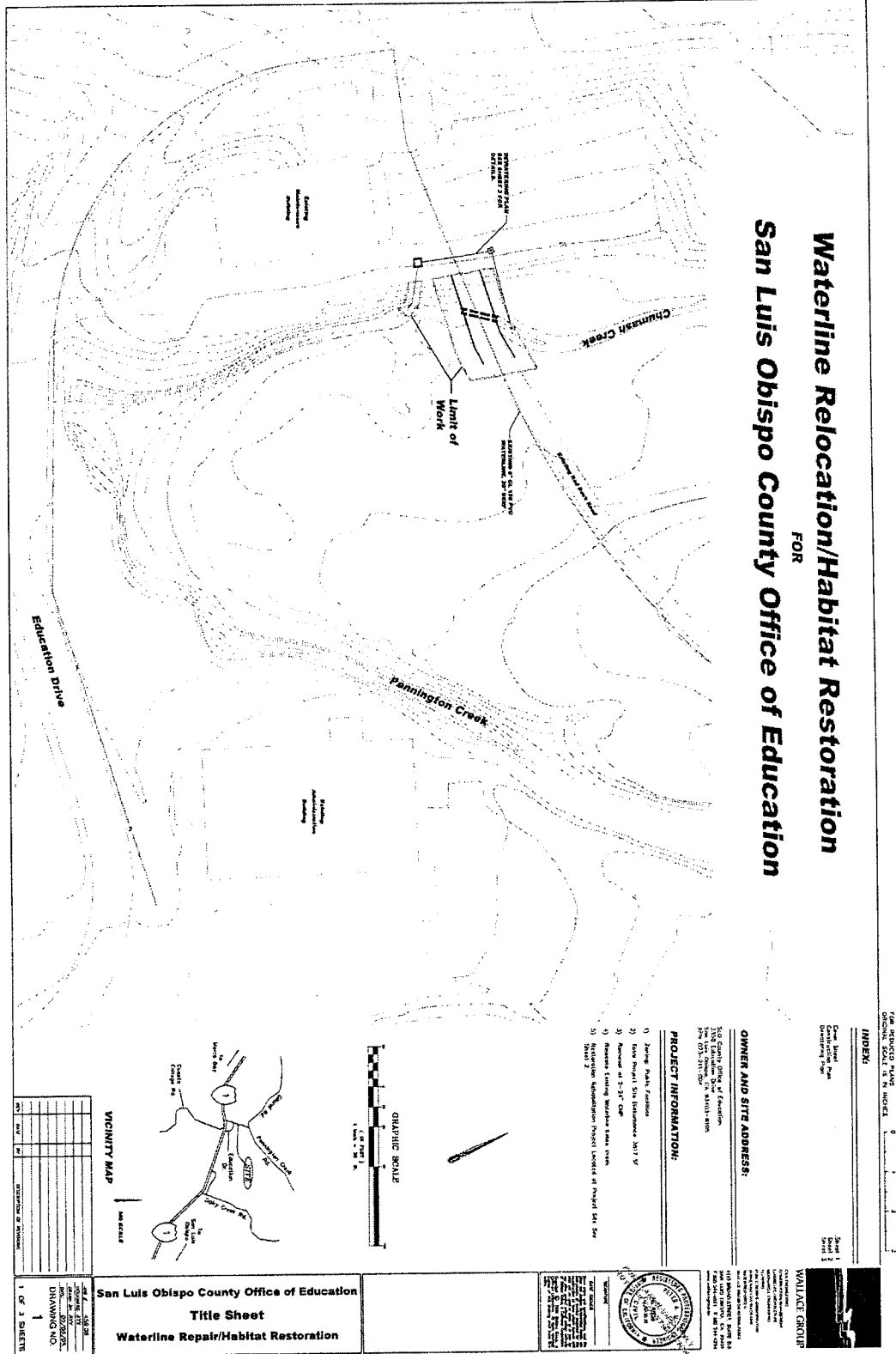
Minor Use Permit
SLO County Schools-DRC2005-00046



EXHIBIT

Land Use Map

Waterline Relocation/Habitat Restoration FOR San Luis Obispo County Office of Education



PROJECT

Minor Use Permit
SLO County Schools-DRC2005-00046

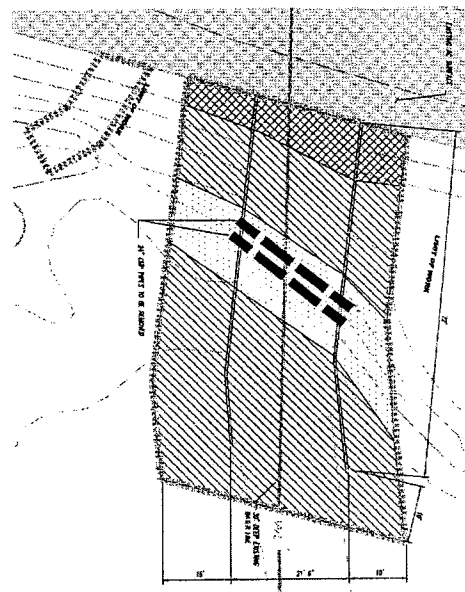
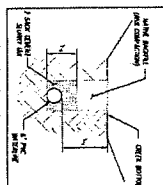
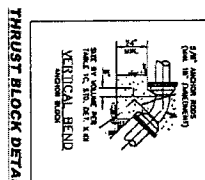
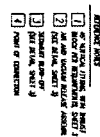
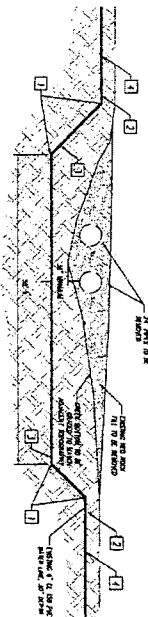
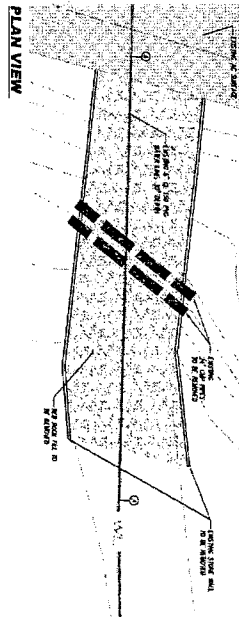


EXHIBIT

Site Plan



PHOTOS DEPICTING EXISTING CONDITIONS



PLANT LEGEND		AREA	PLANT
	DEFOLIATION MONITOR	AREA 1	P. PINUS & P. C. IN BRUSHY OPENINGS
	JACKPINE (P. MONOPHYLLA)	AREA 1	P. PINUS & P. C. IN C. C.
	CLARK'S SPINDERS	AREA 2	REDWOOD & P. C. IN C. C.
	ARCTIC SPINDERS		

[illegible]

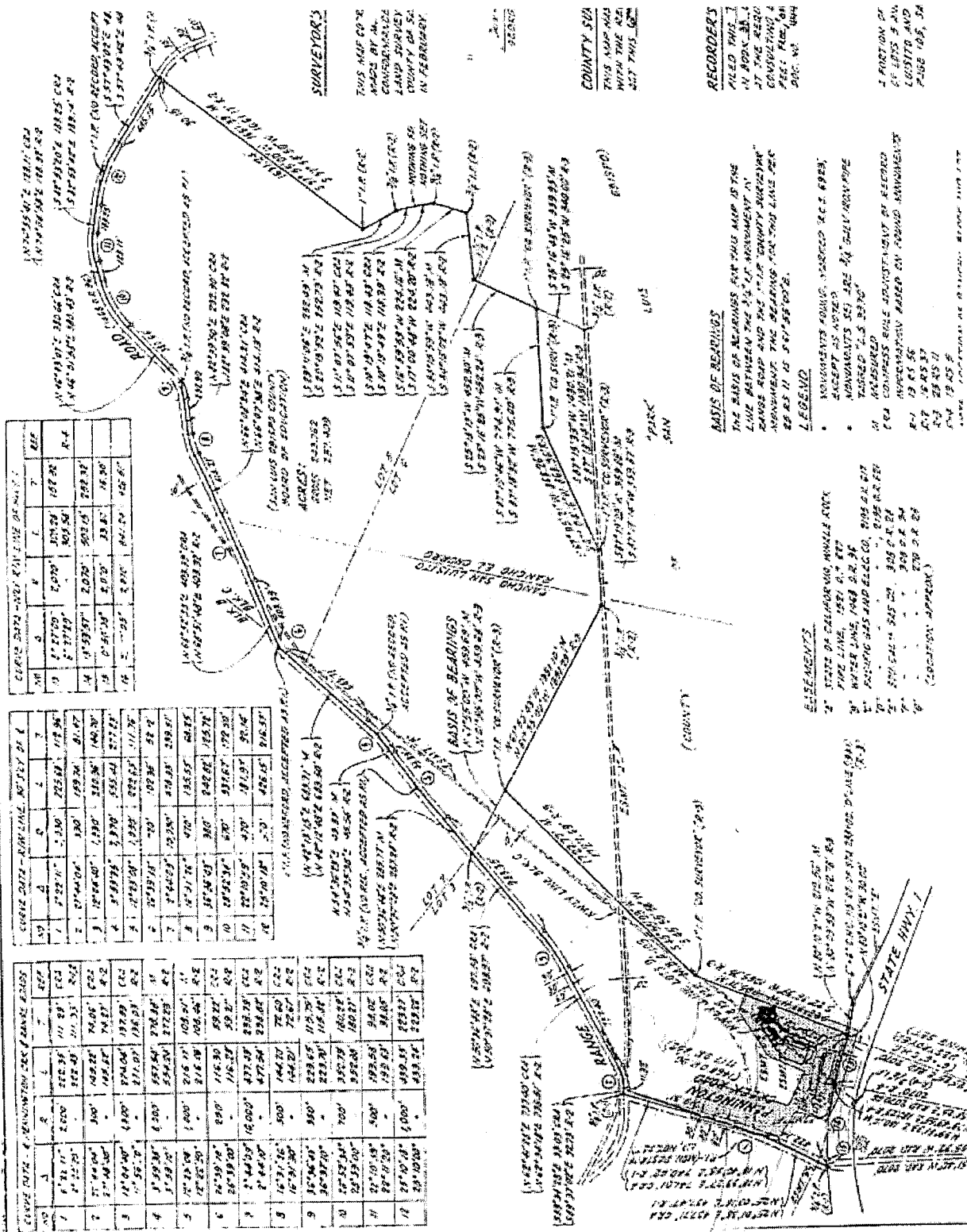
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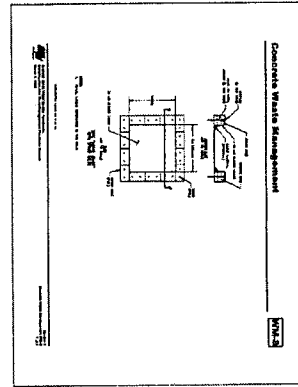
Minor Use Permit
SLO County Schools-DRC2004-00046



EXHIBIT

Entire site plan



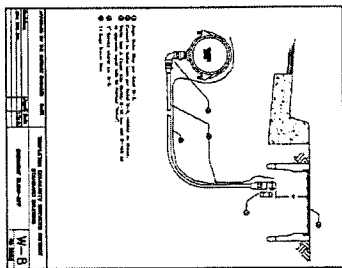


STRAW BALE DEWATERING STRUCTURE

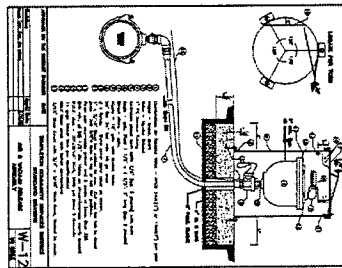
THRUST BLOCK REQUIREMENTS

Item	Description	Quantity	Unit
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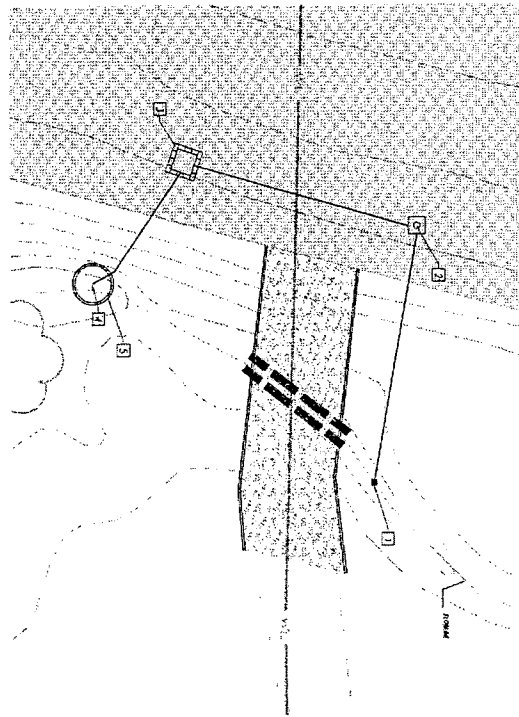
BLOW-OFF VALVE



AIR & VACUUM ASSEMBLY



DEWATERING PLAN



- EXISTING POINTS
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 3. EXISTING POINT
 4. EXISTING POINT
 5. EXISTING POINT



San Luis Obispo County Office of Education
Dewatering / Waterline Details
Waterline Relocation/Habitat Restoration

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PROJECT

Minor Use Permit
SLO County Schools-DRC2005-00046



EXHIBIT

Dewatering Plan



COUNTY OF SAN LUIS OBISPO

FOR OFFICIAL USE ONLY (KB)

MITIGATED NEGATIVE DECLARATION & NOTICE OF DETERMINATION

ENVIRONMENTAL DETERMINATION NO. ED05-142

DATE: 11/17/05

PROJECT/ENTITLEMENT: Board of Education Minor Use Permit DRC2005-00046

APPLICANT NAME: SLO Co Office of Education

ADDRESS: 3350 Education Dr. San Luis Obispo, CA 93405

CONTACT PERSON: Jeremy Freund (Wallace Group)

Telephone: (805) 544-4011

PROPOSED USES/INTENT: Request by SLO County Office of Education for a Minor Use Permit to allow the replacement of an existing culvert and waterline over Chumash Creek. The culvert and waterline within the bridge has been impacted due to winter storms and needs to be replaced. The project will result in the disturbance of approximately 5,000 square feet of an approximately 47 acre parcel.

LOCATION: The project is located on the north side of the intersection of Education Drive and Highway 1, approximately 3 miles northwest of the City of San Luis Obispo, in the Estero planning area.

LEAD AGENCY: County of San Luis Obispo Department of Planning & Building
County Government Center, Rm. 310
San Luis Obispo, CA 93408-2040

OTHER POTENTIAL PERMITTING AGENCIES: California Department of Fish and Game
, Regional Water Quality Control Board, and the Coastal Commission

ADDITIONAL INFORMATION: Additional information pertaining to this environmental determination may be obtained by contacting the above Lead Agency address or (805) 781-5600.

COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT 5 p.m. on 12/1/05

30-DAY PUBLIC REVIEW PERIOD begins at the time of public notification

Notice of Determination

State Clearinghouse No. _____

This is to advise that the San Luis Obispo County _____ as ☐ Lead Agency
☐ Responsible Agency approved/denied the above described project on _____, and has made the following determinations regarding the above described project:

The project will not have a significant effect on the environment. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. Mitigation measures were made a condition of the approval of the project. A Statement of Overriding Considerations was not adopted for this project. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration with comments and responses and record of project approval is available to the General Public at:

Department of Planning and Building, County of San Luis Obispo,
County Government Center, Room 310, San Luis Obispo, CA 93408-2040

Kerry Brown

County of San Luis Obispo

Signature

Project Manager Name

Date

Public Agency



San Luis Obispo County
Department of Planning and Building
environmental division

ENVIRONMENTAL DOCUMENT FILING FEE FORM

NOTICE: During environmental review, this project required consultation, review or development of mitigation measures by the California Department of Fish and Game. Therefore, the applicants will be assessed user fees pursuant to section 711.4 of the California Fish and Game Code.. The California Environmental Quality Act (Section 21089) provides that this project is not operative, vested or final until the filing fees are paid.

Lead Agency: County of San Luis Obispo

Date: 11/7/05

County: San Luis Obispo

Project No. DRC2005-00046

Project Title: SLO County Office of Education Minor Use Permit

Project Applicant

Name: SLO County Office of Education

Address: 3350 Education Drive

City, State, Zip Code: San Luis Obispo, CA 93401

Telephone #: (805)782-7252

Please remit the following amount to the **County Clerk-Recorder:**

() Environmental Impact Report	\$ 850.00
(X) Negative Declaration	\$ 1250.00
(X) County Clerk's Fee	\$ 25.00
Total amount due:	\$1275.00

AMOUNT ENCLOSED: \$1275.00

Checks should be made out to the "County of San Luis Obispo". Payment must be received by the County Clerk, 1055 Monterey Street, Room D-120, San Luis Obispo, CA 93408-2040, within two days of project approval.

NOTE: Filing of the Notice of Determination for the attached environmental document requires a filing fee in the amount specified above. If the fee is not paid, the Notice of Determination cannot be filed.



**COUNTY OF SAN LUIS OBISPO
INITIAL STUDY SUMMARY - ENVIRONMENTAL CHECKLIST**

Project Title & No. SLO County Office of Education Minor Use Permit DRC2005-00046; ED 05-142

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The proposed project could have a "Potentially Significant Impact" for at least one of the environmental factors checked below. Please refer to the attached pages for discussion on mitigation measures or project revisions to either reduce these impacts to less than significant levels or require further study.

- | | | |
|---|---|---|
| <input type="checkbox"/> Aesthetics
<input type="checkbox"/> Agricultural Resources
<input type="checkbox"/> Air Quality
<input checked="" type="checkbox"/> Biological Resources
<input type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Geology and Soils
<input type="checkbox"/> Hazards/Hazardous Materials
<input type="checkbox"/> Noise
<input type="checkbox"/> Population/Housing
<input checked="" type="checkbox"/> Public Services/Utilities | <input type="checkbox"/> Recreation
<input type="checkbox"/> Transportation/Circulation
<input type="checkbox"/> Wastewater
<input checked="" type="checkbox"/> Water
<input type="checkbox"/> Land Use |
|---|---|---|

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation, the Environmental Coordinator finds that:

- ☐ The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Kerry Brown
Prepared by (Print)

Kerry Brown
Signature

11/9/05
Date

Steve McMasters
Reviewed by (Print)

Steve McMasters
Signature

Ellen Carroll,
Environmental Coordinator
(for)

11/9/05
Date

Project Environmental Analysis

The County's environmental review process incorporates all of the requirements for completing the Initial Study as required by the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The Initial Study includes staff's on-site inspection of the project site and surroundings and a detailed review of the information in the file for the project. In addition, available background information is reviewed for each project. Relevant information regarding soil types and characteristics, geologic information, significant vegetation and/or wildlife resources, water availability, wastewater disposal services, existing land uses and surrounding land use categories and other information relevant to the environmental review process are evaluated for each project. Exhibit A includes the references used, as well as the agencies or groups that were contacted as a part of the Initial Study. The Environmental Division uses the checklist to summarize the results of the research accomplished during the initial environmental review of the project.

Persons, agencies or organizations interested in obtaining more information regarding the environmental review process for a project should contact the County of San Luis Obispo Environmental Division, Rm. 310, County Government Center, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

A. PROJECT

DESCRIPTION: Request by SLO County Office of Education for a Minor Use Permit to allow the replacement of an existing culvert and waterline over Chumash Creek. The waterline within the bridge has been impacted due to winter storms. The waterline crosses Chumash creek via an old earthen crossing that was constructed with two 24-inch corrugated metal pipe culverts and sided by two native stone walls. The walls are mortared stacked stone and do not have any structural steel or footings. The project will include the removal of the existing earth filled causeway and culverts and the waterline serving offices, the Mens Colony and a golf course, and excavation of the soil under its current location to bury the waterline. The existing 6-inch waterline would be intercepted on either side of the crossing, and valves and ductile iron pipe with restrained joints will be installed down through the creek crossing with adequate cover and slurry backfill for protection. The creek bed and banks exposed through the removal of the existing earthen crossing will be restored to a more natural condition. The project will result in the disturbance of approximately 5,000 square feet of an approximately 47 acre parcel. The proposed project is within the Public Facilities land use category. The project is located on the north side of the intersection of Education Drive and Highway 1, approximately 3 miles northwest of the City of San Luis Obispo, in the Estero planning area.

ASSESSOR PARCEL NUMBER(S): 073-211-004

SUPERVISORIAL DISTRICT # 2

B. EXISTING SETTING

PLANNING AREA: Estero, Rural

LAND USE CATEGORY: Public Facilities, Agriculture

COMBINING DESIGNATION(S): Geologic Study, Local Coastal Plan/Program

EXISTING USES: Administration Buildings, Maintenance and operations facility, school, and temporary administration trailer.

TOPOGRAPHY: Irregular

VEGETATION: Riparian , ruderal , coastal scrub

PARCEL SIZE: 47 acres

SURROUNDING LAND USE CATEGORIES AND USES:

<i>North:</i> Public Facilities and Agriculture; school offices and grazing	<i>East:</i> Recreation; Golf course and regional park
<i>South:</i> Public Facilities; Military and community college	<i>West:</i> Agriculture; grazing

C. ENVIRONMENTAL ANALYSIS

During the Initial Study process, several issues were identified as having potentially significant environmental effects (see following Initial Study). Those potentially significant items associated with the proposed uses can be minimized to less than significant levels.

COUNTY OF SAN LUIS OBISPO
INITIAL STUDY CHECKLIST

1.	AESTHETICS - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a)	Create an aesthetically incompatible site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Introduce a use within a scenic view open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Change the visual character of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Create glare or night lighting, which may affect surrounding areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	Impact unique geological or physical features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f)	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project will not be visible from any major public roadway or silhouette against any ridgelines as viewed from public roadways. The project is considered compatible with the surrounding uses.

Impact. No significant visual impacts are expected to occur.

Mitigation/Conclusion. No mitigation measures are necessary.

2.	AGRICULTURAL RESOURCES - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a)	Convert prime agricultural land to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

2. AGRICULTURAL RESOURCES

- Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
b) <i>Impair agricultural use of other property or result in conversion to other uses?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Conflict with existing zoning or Williamson Act program?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The soil types include: Salinas silty clay loam, (0 - 2 % slope), Diablo clay, (5 - 9 % slope), Cropley clay, (2 - 9 % slope), Los Osos loam, (9 - 15 % slope). As described in the Natural Resource Conservation Service Soil Survey, the "non-irrigated" soil class is "III", and the "irrigated" soil class is "I" to "III".

Impact. The project site is located in the Public Facilities land use category and is located in an area dominated by public facilities (Cuesta College, California Men's Colony, etc.) and agricultural grazing activities. The proposed replacement of the culvert and waterline will not impact existing agricultural activities.

Mitigation/Conclusion. No mitigation measures are necessary.

3. AIR QUALITY - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Expose any sensitive receptor to substantial air pollutant concentrations?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create or subject individuals to objectionable odors?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be inconsistent with the District's Clean Air Plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The Air Pollution Control District (APCD) has developed the CEQA Air Quality Handbook to evaluate project specific impacts and help determine if air quality mitigation measures are needed, or if potentially significant impacts could result. To evaluate long-term emissions, cumulative effects, and establish countywide programs to reach acceptable air quality levels, a Clean Air Plan has been adopted (prepared by APCD).

Impact. As proposed, the project will result in the disturbance of approximately 5,000 square feet. This will result in the creation of construction dust, as well as short- and long-term vehicle emissions. Based on Table 1-1 of the CEQA Air Quality Handbook, the project will result in less than 10 lbs./day of pollutants, which is below thresholds warranting any mitigation. The project is consistent with the general level of development anticipated and projected in the Clean Air Plan. No significant air quality impacts are expected to occur.

Mitigation/Conclusion. No mitigation measures are necessary.

4. BIOLOGICAL RESOURCES - Will the project:		Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a)	Result in a loss of unique or special status species or their habitats?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b)	Reduce the extent, diversity or quality of native or other important vegetation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c)	Impact wetland or riparian habitat?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d)	Introduce barriers to movement of resident or migratory fish or wildlife species, or factors, which could hinder the normal activities of wildlife?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e)	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The following habitats were observed on the proposed project: Riparian The project site is within Chumash Creek and adjacent to Pennington Creek. The waterline crosses Chumash creek via an old earthen crossing that was constructed with two 24-inch corrugated metal pipe culverts and sided by two native stone walls. The walls are mortared stacked stone and do not have any structural steel or footings. The project will include the removal of the existing earth filled causeway and culverts and the waterline serving offices, the Mens Colony and a golf course. And will also include excavating the soil under its current location to bury the waterline.

Based on the latest California Diversity database and other biological references, the following species or sensitive habitats were identified:

Plants: Arroyo de la Cruz manzanita (*Arctostaphylos cruzensis*) List 1B on site, Blochman's dudleya (*Dudleya blochmaniae* ssp. *blochmaniae*) List 1B app. 0.04, 0.44 miles east and 0.45 miles west of site, Congdon's tarplant (*Centromadia parryi* ssp. *congdonii*) List 1B app. 0.73 miles south of site, Most beautiful jewel-flower (*Streptanthus albidus peramoenus*) List 1B app. 0.88 miles south of site.

Wildlife: South/Central Coast Steelhead Trout (*Oncorhynchus mykiss*) FT app. 0.61 miles south of site, Coast horned lizard (*Phrynosoma coronatum* (frontale population)) app. 0.04, 0.54, and 0.83 miles east of site, California red-legged frog (*Rana aurora draytonii*) FT app. 0.33 miles west and 0.9 miles southwest of site, Southwestern pond turtle (*Emys (=Clemmys) marmorata pallida*) app. 0.63 miles east of site.

KEY: FE-Federally Endangered; PFE-Proposed Listing-Federally Endangered; FT-Federally Threatened; PFT-Proposed listing-Federally Threatened; FC-Federal Candidate; FSC-Federal Species of Concern (no longer used); FD - Federally delisted SE-State Endangered; SCE-State Endangered Candidate for listing; ST-State Threatened; SCT-State Threatened Candidate for listing; SR-

State Rare; CSC- CA Special Concern Species; FP-CDFG Fully Protected; List 1A-CNPS Presumed extinct in CA; List 1B-CNPS Rare or Endangered in CA & elsewhere; List 2-CNPS Rare or Endangered in CA, but common elsewhere; List 3-CNPS Plants needing more info (Review List); List 4-CNPS Plants of limited distribution (Watch List).

Habitats: Red-legged frog Habitat on site.

Sensitive Habitats and Special Status Wildlife and Plant Species

Steelhead

The subject site is in the range of the South-central California Coast Steelhead, a federally threatened listed species. A biological report (Morro Group, August 2005) determined that while steelhead is known to occur in Pennington Creek (which is adjacent to the Chumash Creek) the existing culverts are likely impassable due to an upstream passage barrier that occurs at road crossing culverts. Additionally there is no instream vegetation cover or riparian overstory in the creek.

California Red-legged Frog

The subject site is in the range of the California Red-legged Frog, a federally threatened listed species. A biological report (Morro Group, August 2005) determined that while the California red-legged frog is known to occur in Pennington Creek and stock ponds within the vicinity of the project site, the flows in Chumash creek are too intermittent to form permanent deep pools for breeding habitats. Additionally the site lacks emergent vegetation or riparian cover.

Special Status Plants

The subject site is within the range of twenty-one special status plant species, including: Miles's Milk-vetch, Cambria morning-glory, Blochman's dudleya, and Mesa horkelia. A biological report (Morro Group, August 2005) determined that no special status plant species were observed within the footprint of the proposed project site.

Special status Wildlife

The subject site is within the range of twenty-one special status wildlife species, including: South-central coast steelhead, California red-legged frog, Southwestern pond turtle, Two-striped garter snake, Coast horned lizard, and California legless lizard. A biological report (Morro Group, August 2005) determined that no special status wildlife species were observed within the footprint of the proposed project site.

Impact. Direct impacts will occur to coastal scrub and 5,000 square feet of the Chumash creek streambed as a result of the proposed project. The site has a potential to support special status wildlife species. Leaving the structure in its current condition will result in erosion and sedimentation impacts to the creek. The project as proposed will result in beneficial impacts of increased habitat areas and removal of the fish barrier through removal of causeway and installation of waterline beneath stream.

Mitigation/Conclusion. The following mitigation measures which include: limiting disturbance areas, controlling erosion and the potential for construction equipment to impact the creek, pre-construction surveys to avoid impacts to wildlife, and revegetation of the impacted areas with riparian and coastal scrub will reduce impacts to biological resources.

1. Prior to construction, the applicant, shall obtain all necessary permits including ACOE, RWQCB, and CDFG,

2. Prior to the start of construction, the applicant shall submit a biological monitoring plan (prepared by a qualified biologist) for review and approval by the Planning and Building Department. The monitoring plan shall include at a minimum:
 - A. List of personnel involved in the monitoring activities;
 - B. Description of how the monitoring shall occur;
 - C. Description of frequency of monitoring (e.g. full-time, part time, spot checking);
 - D. Description of monitoring reporting procedures.
 - E. Construction crew training regarding environmentally sensitive areas and special status species;
 - F. Authority to stop work,
 - G. Action to be taken in the event of non-compliance
 - H. All biological mitigation measures shall be monitored
3. Prior to final inspection, a monitoring report shall be submitted to the Planning and Building Department for review and approval.
4. Prior to any site disturbance, construction areas shall be clearly flagged. All construction shall then be limited to within the flagged areas.
5. During construction, minimize all disturbance to the extent feasible.
6. Prior to construction, a dewatering/stream diversion plan shall be prepared (by a qualified biologist) for review and approval by the Planning and Building Department. The plan shall be implemented as approved during construction if dewatering/stream diversion is determined to be necessary.
7. Prior to construction, erosion control measures shall be implemented and maintained during construction. Silt fencing or other barriers (e.g. hay bales) shall be installed around all construction areas. At a minimum, silt fencing shall be checked and maintained on a daily basis throughout the construction period. The contractor shall also apply adequate dust control techniques, such as site watering, during construction.
8. During construction, soil stockpiles shall not be placed in areas that have a potential to experience significant runoff during the rainy season.
9. During construction, all project-related spills of hazardous materials within or adjacent to project sites shall be cleaned up immediately. Spill prevention and cleanup materials shall be onsite at all times during construction.
10. During construction, the cleaning and refueling of equipment and vehicles shall occur only within a designated staging area. This staging area shall conform to Best Management Practices (BMPs) applicable to attaining zero discharge of stormwater runoff. Cleaning or fueling of equipment shall not occur within the stream channel or adjacent to the stream channel. At a minimum, all equipment and vehicles shall be checked and maintained on a daily basis to ensure proper operation and avoid potential leaks or spills.
11. If possible, construction should occur in the summer months to avoid potential impacts to aquatic species and special status wildlife. Avoid the typical rainy season (October 15 thru April 15).

12. Prior to construction, a qualified biologist shall conduct special status plant surveys with potential for occurrence within the coastal scrub habitat during the appropriate blooming periods, to assess the potential for special status plant presence within the boundaries of the proposed project area. If special status plants species are determined to be present and could be impacted, a mitigation plan shall be prepared (by a qualified biologist) for review and approval by the Department of Planning and Building. The plan shall be implemented as approved after construction to mitigated impacts to special status plant species.
13. Prior to construction, a letter of permission shall be obtained from the CDFG to relocate southwestern pond turtle, two-striped garter snake, coast (California) horned lizard, silvery legless lizard, and other CSC species if they are observed during construction. If authorized, all wildlife relocation shall be conducted by a qualified biological monitor.
14. The morning of the day of construction, prior to ground disturbance activities, a qualified biologist shall survey the project site for special status species. If CSC species are observed, they shall be relocated by a qualified biological monitor if appropriate authorization has been obtained from CDFG. If any federally listed species are observed, all work shall be halted and NMFS and/or USFWS shall be contacted for regulatory guidance.
15. After construction, any coastal scrub habitat permanently impacted during construction activities shall be replaced onsite at a 1:1 ratio (one acre replaced for each acre permanently impacted). The amount of coastal scrub impacted shall be quantified by a qualified biological monitor.
16. During construction, pets shall not be brought to, nor allowed on, the worksite, to minimize the potential for disturbance to habitats and special-status species.
17. During construction, all trash shall be removed from the project site at the end of each workday to avoid attracting wildlife.
18. A Revegetation Plan shall be implemented for all areas impacted by the project with riparian vegetation (to be completed by a qualified biologist).

5. CULTURAL RESOURCES -
Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Disturb pre-historic resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Disturb historic resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Disturb paleontological resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project is located in an area historically occupied by the Obispeno Chumash. An historical resources evaluation (Garcia and Associates, July 2005) was conducted for the existing sandstone culvert to determine if it is historic. The existing sandstone culvert appears to be built by Italian Prisoners of War incarcerated at Camp San Luis Obispo between 1943 and 1945. These types of resources are generally considered historically significant based on a significant historic event, however due to serous integrity issues, the structure does not appear to meet the California Register significance criteria. No paleontological resources are known to exist in the area.

Impact. A Phase 1 surface survey was conducted (Singer and Associates; 2000), and no evidence of cultural materials was noted on-site, therefore no impacts are anticipated. Impacts to historical or paleontological resources are not expected.

Mitigation/Conclusion. No significant cultural resource impacts are expected to occur, and no mitigation measures are necessary.

6. GEOLOGY AND SOILS -
Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Be within a California Geological Survey "Alquist-Priolo Earthquake Fault Zone"?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from project-related improvements, such as vegetation removal, grading, excavation, or fill?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) <i>Change rates of soil absorption, or amount or direction of surface runoff?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Include structures located on expansive soils?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) <i>Involve activities within the 100-year flood zone?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <i>Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) <i>Preclude the future extraction of valuable mineral resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. GEOLOGY - The topography of the project is nearly level. The area proposed for development is within the Geologic Study Area designation. The landslide risk potential is considered low. The liquefaction potential during a ground-shaking event is considered low.. Active faulting is known to exist on or near the subject property (app. 1.4 miles north). The project is

not within a known area containing serpentine or ultramafic rock or soils.

Any project within the Geologic Study area designation or within a high liquefaction area is subject to the preparation of a geological report per the County's Land Use Ordinance (LUO) section 22.14.070 (c) to evaluate the area's geological stability relating to the proposed use.

DRAINAGE – The area proposed for development is outside the 100-year Flood Hazard designation. The closest creeks are Chumash creek and Pennington Creek. As described in the Natural Resource Conservation Service Soil Survey, the soil is considered very poorly to not well-drained. For areas where drainage is identified as a potential issue, the LUO (Sec. 22.52.080) includes a provision to prepare a drainage plan to minimize potential drainage impacts. When required, this plan would need to address measures such as: constructing on-site retention or detention basins, or installing surface water flow dissipaters. This plan would also need to show that the increased surface runoff would have no more impacts than that caused by historic flows.

SEDIMENTATION AND EROSION – The soil types include: Salinas silty clay loam, (0 - 2 % slope), Diablo clay, (5 - 9 % slope), Cropley clay, (2 - 9 % slope), Los Osos loam, (9 - 15 % slope). As described in the NRCS Soil Survey, the soil surface is considered to have Moderate to high erodibility and moderate to high shrink-swell characteristics.

When highly erosive conditions exist, a sedimentation and erosion control plan is required (LUO Sec. 22.52.090) to minimize these impacts. When required, the plan is prepared by a civil engineer to address both temporary and long-term sedimentation and erosion impacts. Projects involving more than one acre of disturbance are subject to the preparation of a Storm Water Pollution Prevention Plan (SWPPP), which focuses on controlling storm water runoff. The Regional Water Quality Control Board is the local extension who monitors this program.

Impact. As proposed, the project will result in the disturbance of approximately 5,000 square feet, including removal of an existing in-stream structure consisting of a causeway and culverts. The removal of the existing structures and installation of a new below grade waterline will involve construction activities within Chumash Creek

Mitigation/Conclusion. Management of drainage and possible streamflow will be necessary during construction. This includes possible of possible diversion and dewatering structures, and temporary sedimentation and erosion control structures. Long term revegetation efforts will be required to stabilize the area impacted by construction disturbance including a new streambed and banks. Implementation of these measures will reduce impacts to a level of insignificance.

7. HAZARDS & HAZARDOUS MATERIALS - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in a risk of explosion or release of hazardous substances (e.g. oil, pesticides, chemicals, radiation) or exposure of people to hazardous substances?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Interfere with an emergency response or evacuation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

7. HAZARDS & HAZARDOUS MATERIALS - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
c) <i>Expose people to safety risk associated with airport flight pattern?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Increase fire hazard risk or expose people or structures to high fire hazard conditions?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Create any other health hazard or potential hazard?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project is not located in an area of known hazardous material contamination. The project is not within a high severity risk area for fire. The project is not within the Airport Review area.

Impact. The project does not propose the use of hazardous materials. The project does not present a significant fire safety risk. The project is not expected to conflict with any regional evacuation plan.

Mitigation/Conclusion. No significant impacts as a result of hazards or hazardous materials are anticipated, and no mitigation measures are necessary.

8. NOISE - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Expose people to noise levels that exceed the County Noise Element thresholds?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Generate increases in the ambient noise levels for adjoining areas?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Expose people to severe noise or vibration?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The site is approximately 0.02 miles north of Highway 1. The topography between the highway and the site consists of moderately sloping terrain. In reviewing the County's Noise Element, the noise contour maps indicated that the southern half of the site could be in the range of 60 to 65 dbA. The proposed project is a culvert and waterline replacement and will not involve any sensitive noise receptors.

Impact. The project is not expected to generate long-term loud noises, nor introduce sensitive noise receptors in known noisy areas.

Mitigation/Conclusion. No significant noise impacts are anticipated, and no mitigation measures are necessary.

9. POPULATION/HOUSING - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Displace existing housing or people, requiring construction of replacement housing elsewhere?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create the need for substantial new housing in the area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Use substantial amount of fuel or energy?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. In its efforts to provide for affordable housing, the county currently administers the Home Investment Partnerships (HOME) Program and the Community Development Block Grant (CDBG) program, which provides limited financing to projects relating to affordable housing throughout the county.

Impact. The project will not result in a need for a significant amount of new housing, and will not displace existing housing.

Mitigation/Conclusion. No significant population and housing impacts are anticipated, and no mitigation measures are necessary.

10. PUBLIC SERVICES/UTILITIES - <i>Will the project have an effect upon, or result in the need for new or altered public services in any of the following areas:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Fire protection?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Police protection (e.g., Sheriff, CHP)?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Schools?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Roads?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Solid Wastes?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other public facilities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

10. PUBLIC SERVICES/UTILITIES -
*Will the project have an effect upon,
or result in the need for new or
altered public services in any of the
following areas:*

Potentially
Significant Impact can
& will be
mitigated Insignificant
Impact Not
Applicable

g) *Other:* _____

☐
☐
☐
☐

Setting. The project area is served by the County Sheriff's Department and CDF/County Fire as the primary emergency responders. The closest CDF fire station (SLO Station 12) is approximately 5.07 miles to the southeast. The closest Sheriff substation is in San Luis Obispo (Kansas Ave.), which is approximately 1.93 miles southeast from the proposed project. The project is located in the San Luis Coastal Unified School District.

Impact. The purpose of waterline is to provide water suppression capabilities for the Office of education, Dairy Creek Golf Course, Rancho El Chorro Park, and an adjacent residential unit.

No significant project-specific impacts to other utilities or public services were identified.

Mitigation/Conclusion. The project will ensure fire suppression capabilities for a number of users. Implementation of the project will reduce significant impacts to fire protection. No significant other public services/ utilities impacts are anticipated, and no mitigation measures are necessary.

11. RECREATION - Will the project:

Potentially
Significant Impact can
& will be
mitigated Insignificant
Impact Not
Applicable

a) *Increase the use or demand for parks
or other recreation opportunities?*

☐
☐
☒
☐

b) *Affect the access to trails, parks or
other recreation opportunities?*

☐
☐
☒
☐

c) *Other* _____

☐
☐
☐
☐

Setting. The County Trails Plan does show that a potential trail (SLO to Cuesta Trail) goes through the proposed project. The project is not proposed in a location that will affect any trail, park or other recreational resource.

Impact. The proposed project will not create a significant need for additional park or recreational resources.

Mitigation/Conclusion. No significant recreation impacts are anticipated, and no mitigation measures are necessary.

**12. TRANSPORTATION/
CIRCULATION - Will the project:**

Potentially
Significant Impact can
& will be
mitigated Insignificant
Impact Not
Applicable

a) *Increase vehicle trips to local or
areawide circulation system?*

☐
☐
☒
☐

12. TRANSPORTATION/ CIRCULATION - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
b) Reduce existing "Levels of Service" on public roadway(s)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Provide for adequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate internal traffic circulation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., pedestrian access, bus turnouts, bicycle racks, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in a change in air traffic patterns that may result in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting / Impacts. Construction vehicles involved in the replacement of the culvert and waterline will access onto Education Drive to Highway 1 at a signalized intersection. Education Drive is a two-lane local road. Highway 1 is a principal arterial. Both roadways are operating at acceptable levels of service.

A referral was sent to County Public Works, no traffic concerns were identified.

Mitigation/Conclusion - Since no significant impacts were identified, no specific traffic-related mitigation measures are necessary.

13. WASTEWATER - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Violate waste discharge requirements or Central Coast Basin Plan criteria for wastewater systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Change the quality of surface or ground water (e.g., nitrogen-loading, daylighting)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Adversely affect community wastewater service provider?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

13. WASTEWATER - Will the project:

Potentially
Significant

Impact can
& will be
mitigated

Insignificant
Impact

Not
Applicable

d) Other: _____

☐
☐
☐
☐

Setting / Impacts The proposed project is a culvert and waterline replacement and will not involve any new wastewater needs.

14. WATER - Will the project:

Potentially
Significant

Impact can
& will be
mitigated

Insignificant
Impact

Not
Applicable

a) Violate any water quality standards?

☐
☐
☒
☐

b) Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, temperature, dissolved oxygen, etc.)?

☐
☒
☐
☐

c) Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?

☐
☐
☒
☐

d) Change the quantity or movement of available surface or ground water?

☐
☐
☒
☐

e) Adversely affect community water service provider?

☐
☒
☐
☐

f) Other: _____

☐
☐
☐
☐

Setting. The project currently uses a community water system (Department of Public Works County Services Area) as its water source. No additional water needs will be generated as a result of this project.

The topography of the project is nearly level. The closest creeks are Chumash creek and Pennington Creek. As described in the NRCS Soil Survey, the soil surface is considered to have moderate to high erodibility.

Surface Water Quality Impacts. The project site is within Chumash creek. The topography of the site is gently sloping to steeply sloping. The area of disturbance is approximately 5,000 square foot area. Features of the project that will have potential impacts to water quality include: grading, additional runoff from new impermeable surfaces, work during the rainy season.

Water Supply Impacts. The purpose of waterline is to provide water suppression capabilities as well as operational water for the Office of Education, Dairy Creek Golf Course, Rancho El Chorro Park, and an adjacent residential unit. Without the project the waterline could rupture and impact these users

Mitigation/Conclusion. *Drainage Plan* - compliance with this plan (see also Geology section) will direct surface flows in a non-erosive manner through the site. Incorporation and implementation of these standard mitigation measures at the time specific development occurs and compliance with the Central Coast Basin Plan will reduce potential surface water quality impacts to a less than significant level. In addition the following mitigation measure will also reduce impacts to water quality:

Installation of filtration devices, designed to remove oil, grease, and other potential pollutants from stormwater runoff shall be required for all storm drains leading to Chumash and Pennington Creeks.

15. LAND USE - Will the project:		Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
a)	<i>Be potentially inconsistent with land use, policy/regulation (e.g., general plan [county land use element and ordinance], local coastal plan, specific plan, Clean Air Plan, etc.) adopted to avoid or mitigate for environmental effects?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	<i>Be potentially inconsistent with any habitat or community conservation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	<i>Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	<i>Be potentially incompatible with surrounding land uses?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	<i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. Surrounding uses are identified on Page 2 of the Initial Study. The proposed project was reviewed for consistency with policy and/or regulatory documents relating to the environment and appropriate land use (e.g., County Land Use Ordinance, Local Coastal Plan, etc.). Referrals were sent to outside agencies to review for policy consistencies (e.g., CDF for Fire Code, APCD for Clean Air Plan, etc.). The project was found to be consistent with these documents (refer also to Exhibit A on reference documents used).

The project is not within or adjacent to a Habitat Conservation Plan area. The project is consistent or compatible with the surrounding uses as summarized on page 2 of this Initial Study.

Mitigation/Conclusion. No inconsistencies were identified and therefore no additional measures above what will already be required was determined necessary.

16. MANDATORY FINDINGS OF SIGNIFICANCE - Will the project:		Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
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- a) ***Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?*** ☐ ☒ ☐ ☐
- b) ***Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)*** ☐ ☐ ☒ ☐
- c) ***Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?*** ☐ ☐ ☒ ☐

For further information on CEQA or the county's environmental review process, please visit the County's web site at "www.sloplanning.org" under "Environmental Review", or the California Environmental Resources Evaluation System at "http://ceres.ca.gov/topic/env_law/ceqa/guidelines/" for information about the California Environmental Quality Act.

Exhibit A - Initial Study References and Agency Contacts

The County Planning or Environmental Division have contacted various agencies for their comments on the proposed project. With respect to the subject application, the following have been contacted (marked with an ☒) and when a response was made, it is either attached or in the application file:

<u>Contacted</u>	<u>Agency</u>	<u>Response</u>
<input checked="" type="checkbox"/>	County Public Works Department	None
<input type="checkbox"/>	County Environmental Health Division	Not Applicable
<input type="checkbox"/>	County Agricultural Commissioner's Office	Not Applicable
<input type="checkbox"/>	County Airport Manager	Not Applicable
<input type="checkbox"/>	Airport Land Use Commission	Not Applicable
<input type="checkbox"/>	Air Pollution Control District	Not Applicable
<input type="checkbox"/>	County Sheriff's Department	Not Applicable
<input type="checkbox"/>	Regional Water Quality Control Board	Not Applicable
<input checked="" type="checkbox"/>	CA Coastal Commission	None
<input checked="" type="checkbox"/>	CA Department of Fish and Game	None
<input checked="" type="checkbox"/>	CA Department of Forestry	None
<input type="checkbox"/>	CA Department of Transportation	Not Applicable
<input type="checkbox"/>	Community Service District	Not Applicable
<input type="checkbox"/>	Other _____	Not Applicable
<input type="checkbox"/>	Other _____	Not Applicable

**** "No comment" or "No concerns"-type responses are usually not attached**

The following checked ("☒") reference materials have been used in the environmental review for the proposed project and are hereby incorporated by reference into the Initial Study. The following information is available at the County Planning and Building Department.

- | | |
|--|--|
| <ul style="list-style-type: none"><input checked="" type="checkbox"/> Project File for the Subject Application<u>County documents</u><input type="checkbox"/> Airport Land Use Plans<input checked="" type="checkbox"/> Annual Resource Summary Report<input type="checkbox"/> Building and Construction Ordinance<input type="checkbox"/> Coastal Policies<input checked="" type="checkbox"/> Framework for Planning (Coastal & Inland)<input checked="" type="checkbox"/> General Plan (Inland & Coastal), including all maps & elements; more pertinent elements considered include:<ul style="list-style-type: none"><input checked="" type="checkbox"/> Agriculture & Open Space Element<input checked="" type="checkbox"/> Energy Element<input checked="" type="checkbox"/> Environment Plan (Conservation, Historic and Esthetic Elements)<input checked="" type="checkbox"/> Housing Element<input checked="" type="checkbox"/> Noise Element<input type="checkbox"/> Parks & Recreation Element<input checked="" type="checkbox"/> Safety Element<input checked="" type="checkbox"/> Land Use Ordinance<input type="checkbox"/> Real Property Division Ordinance<input type="checkbox"/> Trails Plan<input type="checkbox"/> Solid Waste Management Plan | <ul style="list-style-type: none"><input checked="" type="checkbox"/> Estero Area Plan and Update EIR<input type="checkbox"/> Circulation Study<u>Other documents</u><input checked="" type="checkbox"/> Archaeological Resources Map<input checked="" type="checkbox"/> Area of Critical Concerns Map<input checked="" type="checkbox"/> Areas of Special Biological Importance Map<input checked="" type="checkbox"/> California Natural Species Diversity Database<input checked="" type="checkbox"/> Clean Air Plan<input checked="" type="checkbox"/> Fire Hazard Severity Map<input checked="" type="checkbox"/> Flood Hazard Maps<input checked="" type="checkbox"/> Natural Resources Conservation Service Soil Survey for SLO County<input checked="" type="checkbox"/> Regional Transportation Plan<input checked="" type="checkbox"/> Uniform Fire Code<input checked="" type="checkbox"/> Water Quality Control Plan (Central Coast Basin – Region 3)<input checked="" type="checkbox"/> GIS mapping layers (e.g., habitat, streams, contours, etc.)<input type="checkbox"/> Other _____ |
|--|--|

In addition, the following project specific information and/or reference materials have been considered as a part of the Initial Study:

Biological Resources Survey Report (Morro Group, August 2005)

Wetland Assessment (Morro Group, August 2005)

Culture Resources Survey (Singer and Associate, September 7, 2000)

California Register of Historic Resources Significance and Effects Analysis for the Pennington Creek Structure (Garcia and Associates, July 2005)

Exhibit B - Mitigation Summary Table

- BR-1 Prior to construction, the applicant, shall obtain all necessary permits including ACOE, RWQCB, and CDFG,
- BR-2 Prior to the start of construction, the applicant shall submit a biological monitoring plan (prepared by a qualified biologist) for review and approval by the Planning and Building Department. The monitoring plan shall include at a minimum:
1. List of personnel involved in the monitoring activities;
 2. Description of how the monitoring shall occur;
 3. Description of frequency of monitoring (e.g. full-time, part time, spot checking);
 4. Description of monitoring reporting procedures.
 5. Construction crew training regarding environmentally sensitive areas and special status species;
 6. Authority to stop work,
 7. Action to be taken in the event of non-compliance
 8. All biological mitigation measures shall be monitored
- BR-3 Prior to final inspection, a monitoring report shall be submitted to the Planning and Building Department for review and approval.
- BR-4 Prior to any site disturbance, construction areas shall be clearly flagged. All construction shall then be limited to within the flagged areas.
- BR-5 During construction, minimize all disturbance to the extent feasible.
- BR-6 Prior to construction, a dewatering/stream diversion plan shall be prepared (by a qualified biologist) for review and approval by the Planning and Building Department. The plan shall be implemented as approved during construction if dewatering/stream diversion is determined to be necessary.
- BR-7 Prior to construction, erosion control measures shall be implemented and maintained during construction. Silt fencing or other barriers (e.g. hay bales) shall be installed around all construction areas. At a minimum, silt fencing shall be checked and maintained on a daily basis throughout the construction period. The contractor shall also apply adequate dust control techniques, such as site watering, during construction.
- BR-8 During construction, soil stockpiles shall not be placed in areas that have a potential to experience significant runoff during the rainy season.
- BR-9 During construction, all project-related spills of hazardous materials within or adjacent to project sites shall be cleaned up immediately. Spill prevention and cleanup materials shall be onsite at all times during construction.
- BR-10 During construction, the cleaning and refueling of equipment and vehicles shall occur only within a designated staging area. This staging area shall conform to Best Management Practices (BMPs) applicable to attaining zero discharge of stormwater runoff. Cleaning or fueling of equipment shall not occur within the stream channel or adjacent to the stream channel. At a minimum, all equipment and vehicles shall be checked and maintained on a

daily basis to ensure proper operation and avoid potential leaks or spills.

- BR-11 If possible, construction should occur in the summer months to avoid potential impacts to aquatic species and special status wildlife. Avoid the typical rainy season (October 15 thru April 15).
- BR-12 Prior to construction, a qualified biologist shall conduct special status plant surveys with potential for occurrence within the coastal scrub habitat during the appropriate blooming periods, to assess the potential for special status plant presence within the boundaries of the proposed project area. If special status plants species are determined to be present and could be impacted, a mitigation plan shall be prepared (by a qualified biologist) for review and approval by the Department of Planning and Building. The plan shall be implemented as approved after construction to mitigated impacts to special status plant species.
- BR-13 Prior to construction, a letter of permission shall be obtained from the CDFG to relocate southwestern pond turtle, two-striped garter snake, coast (California) horned lizard, silvery legless lizard, and other CSC species if they are observed during construction. If authorized, all wildlife relocation shall be conducted by a qualified biological monitor.
- BR-14 The morning of the day of construction, prior to ground disturbance activities, a qualified biologist shall survey the project site for special status species. If CSC species are observed, they shall be relocated by a qualified biological monitor if appropriate authorization has been obtained from CDFG. If any federally listed species are observed, all work shall be halted and NMFS and/or USFWS shall be contacted for regulatory guidance.
- BR-15 After construction, any coastal scrub hanitat permanently impacted during construction activities shall be replaced onsite at a 1:1 ratio (one acre replaced for each acre permanently impacted). The amount of coastal scrub impacted shall be quantified by a qualified biological monitor.
- BR-16 During construction, pets shall not be brought to, nor allowed on, the worksite, to minimize the potential for disturbance to habitats and special-status species.
- BR-17. During construction, all trash shall be removed from the project site at the end of each workday to avoid attracting wildlife.
- BR-18. A Revegetation Plan shall be implemented for all areas impacted by the project with riparian vegetation (to be completed by a qualified biologist).

November 7, 2005

**DEVELOPER'S STATEMENT FOR
SLO COUNTY SCHOOLS MINOR USE PERMIT; ED05-142 (DRC2005-00046)**

The applicant agrees to incorporate the following measures into the project. These measures become a part of the project description and therefore become a part of the record of action upon which the environmental determination is based. All construction/grading activity must occur in strict compliance with the following mitigation measures. These measures shall be perpetual and run with the land. These measures are binding on all successors in interest of the subject property.

Note: The items contained in the boxes labeled "Monitoring" describe the County procedures to be used to ensure compliance with the mitigation measures.

BIOLOGICAL RESOURCES

1. Prior to construction, the applicant, shall obtain all necessary permits including ACOE, RWQCB, and CDFG,
2. Prior to the start of construction, the applicant shall submit a biological monitoring plan (prepared by a qualified biologist) for review and approval by the Planning and Building Department. The monitoring plan shall include at a minimum:
 - a. List of personnel involved in the monitoring activities;
 - b. Description of how the monitoring shall occur;
 - c. Description of frequency of monitoring (e.g. full-time, part time, spot checking);
 - d. Description of monitoring reporting procedures.
 - e. Construction crew training regarding environmentally sensitive areas and special status species;
 - f. Authority to stop work,
 - g. Action to be taken in the event of non-compliance
 - h. All biological mitigation measures shall be monitored.

Monitoring: the Department of Planning and Building will verify Compliance in consultation with the Environmental Review Section.

3. Prior to final inspection, a monitoring report shall be submitted to the Planning and Building Department for review and approval.
4. Prior to any site disturbance, construction areas shall be clearly flagged. All construction shall then be limited to within the flagged areas.
5. During construction, minimize all disturbances to the extent feasible.

Monitoring: the Department of Planning and Building will verify Compliance in consultation with the Environmental Review Section.

6. Prior to construction, a dewatering/stream diversion plan shall be prepared (by a qualified biologist) for review and approval by the Planning and Building Department. The plan shall be implemented as approved during construction if dewatering/stream diversion is determined to be necessary.
7. Prior to construction, erosion control measures shall be implemented and maintained during construction. Silt fencing or other barriers (e.g. hay bales) shall be installed around all construction areas. At a minimum, silt fencing shall be checked and maintained on a daily basis throughout the construction period. The contractor shall also apply adequate dust control techniques, such as site watering, during construction.

Monitoring: the Department of Planning and Building will verify Compliance in consultation with the Environmental Review Section.

8. During construction, soil stockpiles shall not be placed in areas that have a potential to experience significant runoff during the rainy season.
9. During construction, all project-related spills of hazardous materials within or adjacent to project sites shall be cleaned up immediately. Spill prevention and cleanup materials shall be onsite at all times during construction.

Monitoring: the Department of Planning and Building will verify Compliance in consultation with the Environmental Review Section.

10. During construction, the cleaning and refueling of equipment and vehicles shall occur only within a designated staging area. This staging area shall conform to Best Management Practices (BMPs) applicable to attaining zero discharge of stormwater runoff. Cleaning or fueling of equipment shall not occur within the stream channel or adjacent to the stream channel. At a minimum, all equipment and vehicles shall be checked and maintained on a daily basis to ensure proper operation and avoid potential leaks or spills.
11. If possible, construction should occur in the summer months to avoid potential impacts to aquatic species and special status wildlife. Avoid the typical rainy season (October 15 thru April 15).

Monitoring: the Department of Planning and Building will verify Compliance in consultation with the Environmental Review Section.

12. Prior to construction, a qualified biologist shall conduct special status plant surveys with potential for occurrence within the coastal scrub habitat during the appropriate blooming periods, to assess the potential for special status plant

presence within the boundaries of the proposed project area. If special status plants species are determined to be present and could be impacted, a mitigation plan shall be prepared (by a qualified biologist) for review and approval by the Department of Planning and Building. The plan shall be implemented as approved after construction to mitigated impacts to special status plant species.

13. Prior to construction, a letter of permission shall be obtained from the CDFG to relocate southwestern pond turtle, two-striped garter snake, coast (California) horned lizard, silvery legless lizard, and other CSC species if they are observed during construction. If authorized, a qualified biological monitor shall conduct all wildlife relocation.

Monitoring: the Department of Planning and Building will verify Compliance in consultation with the Environmental Review Section.


14. The morning of the day of construction, prior to ground disturbance activities, a qualified biologist shall survey the project site for special status species. If CSC species are observed, a qualified biological monitor shall relocate them if appropriate authorization has been obtained from CDFG. If any federally listed species are observed, all work shall be halted and NMFS and/or USFWS shall be contacted for regulatory guidance.
15. After construction, any coastal scrub habitat permanently impacted during construction activities shall be replaced onsite at a 1:1 ratio (one acre replaced for each acre permanently impacted). A qualified biological monitor shall quantify the amount of coastal scrub impacted.

Monitoring: the Department of Planning and Building will verify Compliance in consultation with the Environmental Review Section.

16. During construction, pets shall not be brought to, nor allowed on, the worksite, to minimize the potential for disturbance to habitats and special-status species.
17. During construction, all trash shall be removed from the project site at the end of each workday to avoid attracting wildlife.
18. A Revegetation Plan shall be implemented for all areas impacted by the project with riparian vegetation (to be completed by a qualified biologist).

Monitoring: the Department of Planning and Building will verify Compliance in consultation with the Environmental Review Section.

The applicant understands that any changes made to the project description subsequent to this environmental determination must be reviewed by the Environmental Coordinator and may require a new environmental determination for the project. By signing this agreement, the owner(s) agrees to and accepts the incorporation of the above measures into the proposed project description.

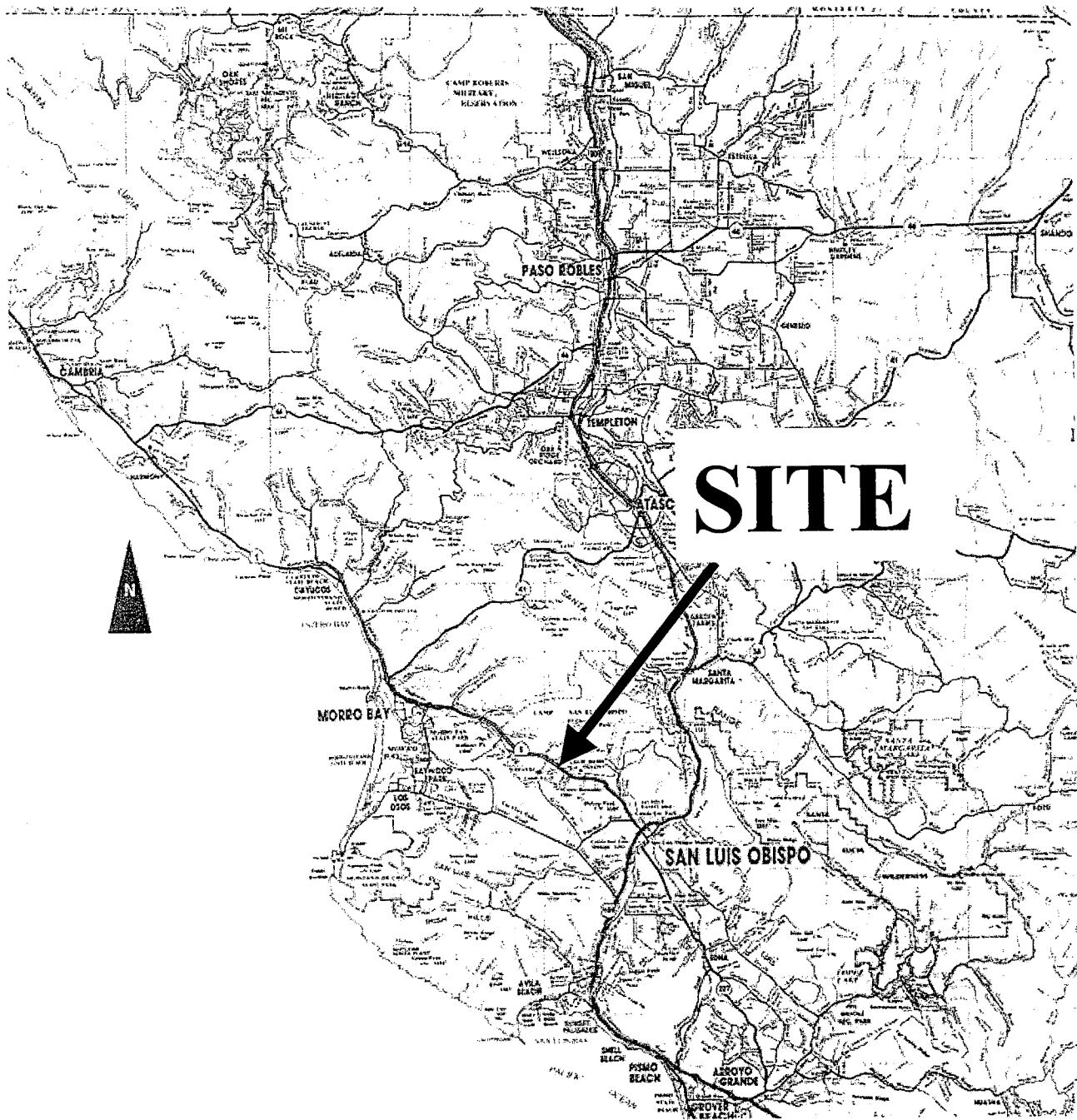


Signature of Owner(s)

Date 11/7/05

Name of Owner - Print

San Luis Obispo County Office of Education



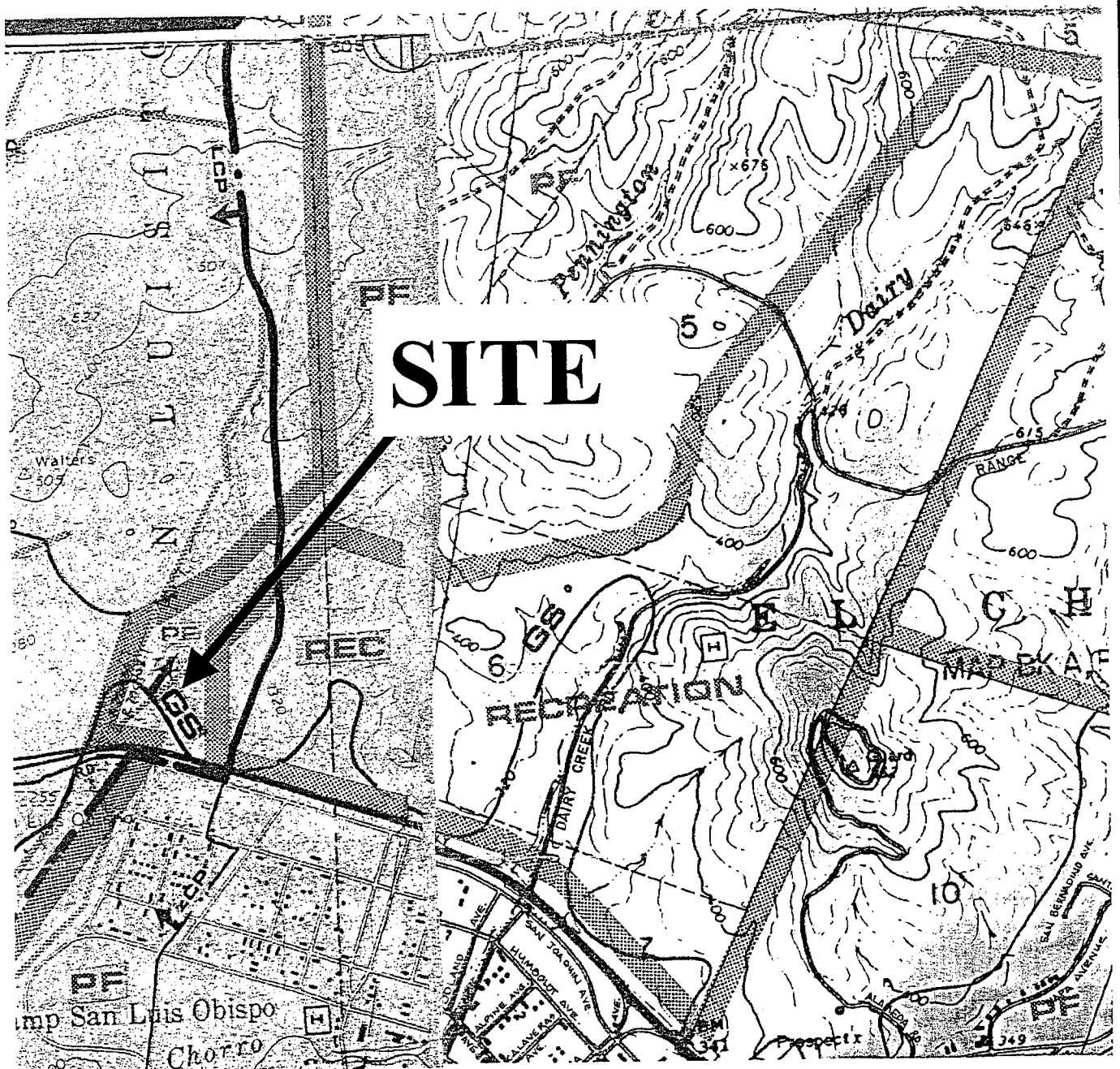
PROJECT

Minor Use Permit
SLO County Schools DRC2005-00046



EXHIBIT

Vicinity Map



PROJECT

Minor Use Permit
SLO County Schools-DRC2005-00046



EXHIBIT

Land Use Map

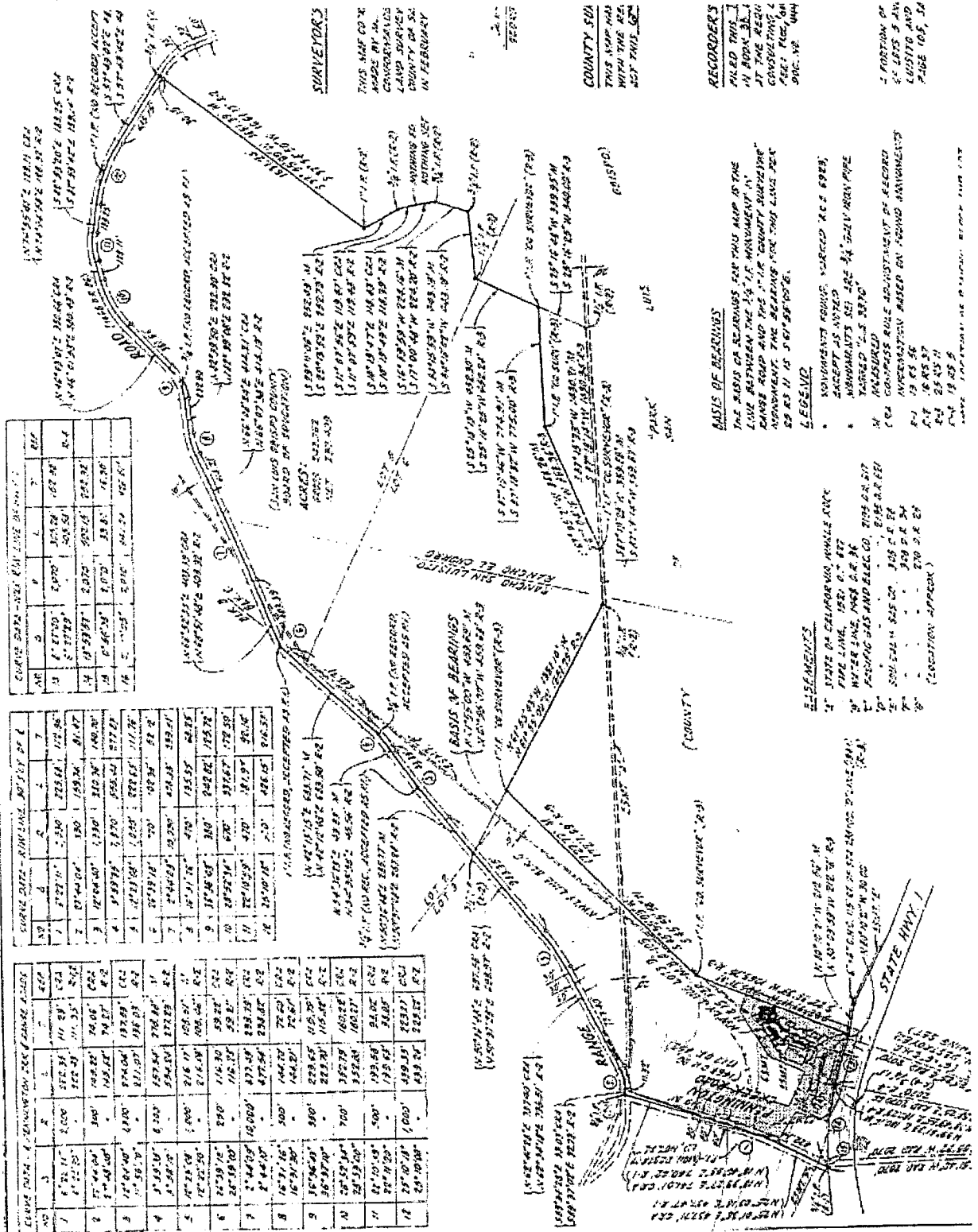
PROJECT

Minor Use Permit
SLO County Schools-DRC2004-00046

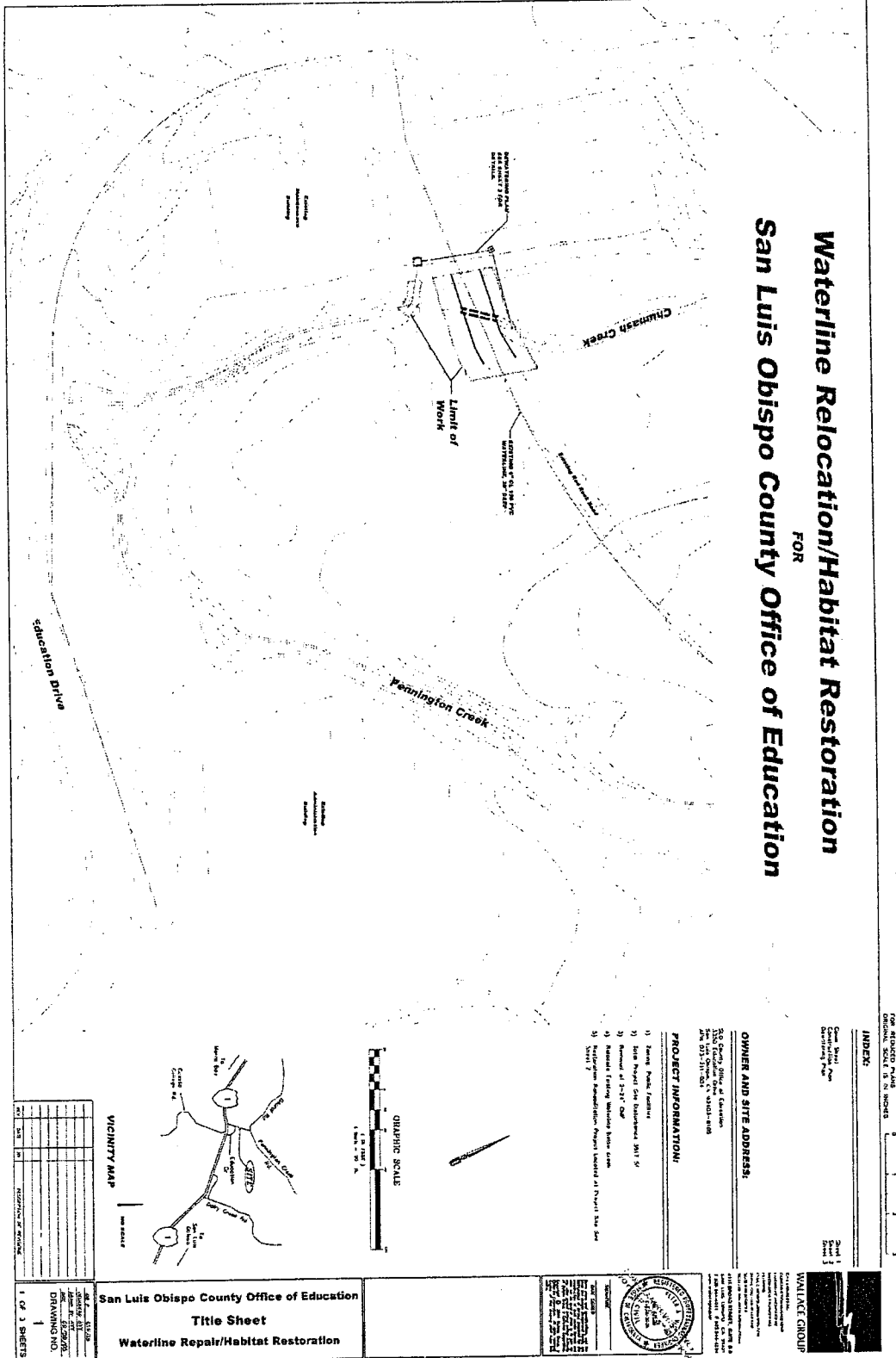


EXHIBIT

Entire site plan



Waterline Relocation/Habitat Restoration FOR San Luis Obispo County Office of Education



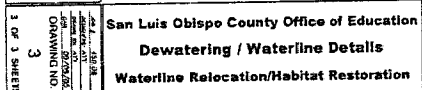
PROJECT

Minor Use Permit
SLO County Schools-DRC2005-00046



EXHIBIT

Site Plan





EXISTING STREAM BED



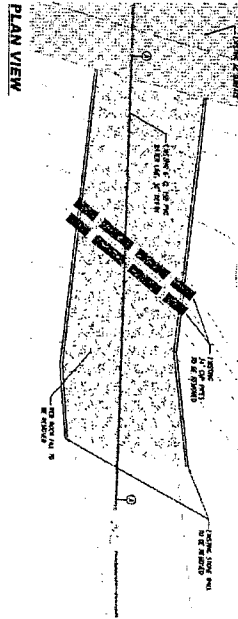
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PHOTOS DEPICTING EXISTING CONDITIONS

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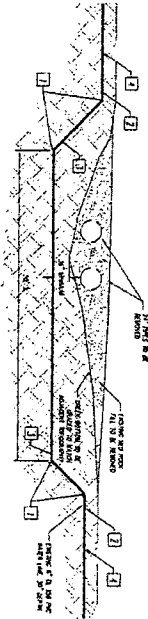


PLAN VIEW



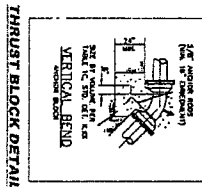
GRAPHIC SCALE
1" = 10' 0"

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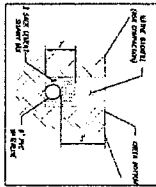


CROSS SECTION

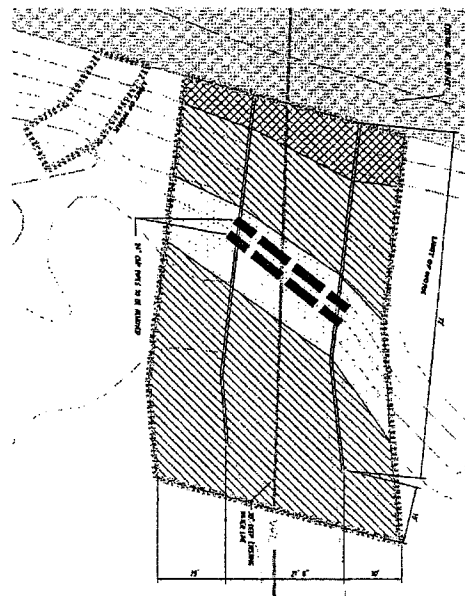
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THRUST BLOCK DETAIL



TRENCH DETAIL



GRAPHIC SCALE
1" = 10' 0"

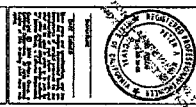
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RESTORATION REHABILITATION PLAN

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San Luis Obispo County Office of Education
Waterline/Resorption Plan
Waterline Relocation/Habitat Restoration



WALLACE GROUP
11111 WALLACE DRIVE, SUITE 100
SAN LUIS OBISPO, CA 93401
TEL: 805/435-1111
FAX: 805/435-1112
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PROJECT

Minor Use Permit
SLO County Schools-DRC2005-00046



EXHIBIT

Restoration Plan

